

## **CPA #2011-M-05 BARBEE MILL**

### **SUPPLEMENTAL STAFF REPORT**

**SUMMARY:** This Supplemental Staff Report provides information provided to Planning Staff from other Divisions within the City that was not available for the first staff report.

#### **General Description**

This Comprehensive Plan Amendment (CPA) is to consider re-designating 79 lots (346,080 square feet) of the Barbee Mill subdivision, from Commercial, Office, Residential (COR) land use designation and COR zoning to Residential Medium Density (RMD) or Center Village (CV) land use designation and Residential 10 (R-10) or Residential 14 (R-14) zoning. This property is located west of Lake Washington Boulevard along the shore of Lake Washington, just south of I-405 Exit 7. After consideration, City staff has amended the applicant's original request to include the remaining parcels and all the tracts located within the Barbee Mill subdivision. The City's amendment expands the subject request to 115 lots and 16 tracts, resulting in a total land area of approximately 997,960 square feet (22.91 acres).

Planning Commission Question: What are the impacts to the property if the Shoreline Designation is changed from Shoreline High Intensity to Shoreline Residential?

Staff Comment: The Barbee Mill development has an approved plat. Based on State and local regulations, developers are permitted to build out an approved subdivision pursuant to the codes and regulations in place at the time of approval for up to 5 years. The Barbee Mill subdivision received final approval on January 1, 2008. Based on discussions with the applicant, their path forward (with approval of the requested rezone) would be to complete a number of lot line adjustments and lot consolidations to increase the size of a few lots along Lake Washington. The result would permit single family homes built to the development standards in place at the time of plat approval. Based on the approved plat, the amendment of the shoreline designation would have little to no impact of the completion of the Barbee Mill development.

However, for your information please find below the policy objectives for both the Shoreline High-Intensity designation and the Shoreline Single Family Residential designation.

#### *Shoreline High-Intensity Overlay District*

Objective: The objective of the High Intensity Overlay is to provide opportunities for large-scale office and commercial employment centers as well as multi-family residential use and public services. This district provides opportunities for waterdependent and water-oriented uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Development may also provide for public use and/or community use, especially access to and along the water's edge.

Areas to Be Designated: The Shoreline High-Intensity Overlay District is designated in areas characterized by: commercial, industrial, or mixed-use zoning or use, but not meeting the criteria for conservancy or natural designation.

*Shoreline Single Family Residential Overlay District*

Objective: The objective of the Single-Family Residential Shoreline Overlay District is to accommodate residential development and appurtenant structures that are consistent with this chapter.

Areas to Be Designated: The Single-Family Residential Shoreline Overlay District is applied to and characterized by single-family use and zoning.

Planning Commission Question: How does the significant change in housing targets affect other areas in the City?

Staff Comment: The Buildable Lands Program is a tool to help counties and cities achieve the Goals of the Growth Management Act (GMA). The purpose of the buildable lands statute (RCW 36.70A.215) has three parts. The first is to identify adequate supply of land within the Urban Growth Boundary to meet the 20-year population projections. The second is to determine if counties and cities are achieving planned urban densities within the urban growth area by comparing actual growth and development to the vision of the County wide Planning Policies and the local jurisdictions Comprehensive Plans. The final purpose is to identify reasonable measures other than adjusting the urban growth area to accommodate growth by balancing policy framework and what happens “on the ground”.

In the case of Barbee Mill, the Buildable Lands Report identified a theoretical residential capacity of 439 units and employment capacity of 2,087 jobs and was based on the subject site being redeveloped. These buildable land targets have a 20-year planning horizon. However, they are updated every 5 years to reflect actual development. The Buildable Lands numbers used to identify the above residential and job capacity are from 2007. The Barbee Mill development received final plat approval in 2008 and construction started thereafter. The new numbers have not been updated since this change has happened. Once these numbers are updated they will recognize the developed site and eliminate it from the vacant and/or re-developable lands for the City. As such, these targets will adjust to the built environment over time with or without a zone change. The reason for the Buildable Lands updates is to recognize such nuances in development patterns where sites are developed pursuant to permitted code; however do not reach their “full potential” for residential units and/or employment.

Additional Information: At the Planning Commission briefing (May 4, 2011) for the subject CPA there was discussion about looking at the area surrounding Barbee Mill in relationship to the land use designation instead of looking solely at the Barbee Mill neighborhood. The application is specifically for the Barbee Mill development, however when considering land use designations this cannot be done without evaluating the surrounding area.

This part of Renton has been changing over the last few years, including the development of Barbee Mill and the Virginia Mason Athletic Center. In addition, the industrial activities that used to take place on both the site just north of Barbee Mill, Quendall Terminals, and across Lake Washington Boulevard at Pan Abode have ceased. Furthermore, growth has continued across I-405 in the commercial areas. The City has been successful at acquiring Local Revitalization Finance (LRF), a form of tax increment financing, for this area in the hopes to see re-investment and growth. This area has been transforming and could benefit from a holistic evaluation of land use designations. However, this is not the question before the City at this time, but when evaluating what land use designation should be applied to the Barbee Mill site these changes surrounding the site should be taken into consideration.

The Center Village (CV) land use designation implements many different zones including Residential Multi-Family (RM-F, RM-T, and RM-U), Residential – 14 (R-14), and Center Village (CV). This land use designation is unique because it is intended to create an urban village by providing for medium to high density housing and mixed-use residential and commercial areas. The purpose statement for Center Village encourages a wide range of commercial activities serving citywide and sub-regional markets. Furthermore, Center Village land use designation is intended for areas that exhibit typical suburban land use patterns where opportunities exist to modify the development pattern to accommodate more growth within the existing urban areas by providing for compact urban development patterns, transit orientation, and pedestrian circulation.

The Center Village land use designation may be a more appropriate fit for the Barbee Mill site than Residential Medium Density because of its potential to be applied area wide, utilizing different implementing zoning based upon each parcel's unique location and characteristics. For the Barbee Mill site, the recommended implementing zoning would be R-14, which is consistent with the applicant's request. Based on discussions with the applicant the, CV land use designation is acceptable in conjunction with the R-14 zoning.

Additional Policies that support the CV land use and R-14 zoning for the area included: Policy LU-235, which supports the CV designation to areas with an existing suburban and auto-oriented land use pattern, which, due to availability and proximity to existing residential neighborhoods, are candidate locations for a higher density mixed-use type of development and Policy LU-246, which identifies residential development within Center Villages is intended to be urban scale, stacked, flat and/or townhouse development with structured parking. The existing Barbee Mill development contains a variety of housing types that are consistent with these policies. Policy LU-238 provides direction as to when CV land use designations should have R-14 zoning. This Policy states that properties should be "zone R-14 where a compact mix of housing types (including small lot single family, semi-attached, and attached housing) is desired. Ideally, the R-14 areas provide a transition between higher intensity zones within the Center Village designation and the surrounding land uses." Policy LU-238 specifically reflects the land use pattern developed at Barbee Mills, this site contains a mix of housing types and with the approval of the zone change would increase the variety and provide single-family

development styles. Furthermore, located to the south of the site is an R-8 zoned property, allowing for a transition from lower density residential to high density residential.

If Planning Commission feels that the area around Barbee Mill should be evaluated for land use and zoning designation on a larger scale, then staff would recommend CV land use designation and R-14 zoning for the Barbee Mill subdivision. However, if Planning Commission feels that the surrounding areas land use designations and zoning are applicable to the changing development pattern and a re-evaluation is not necessary then staff would maintain their original recommendation of RMC and R-10 for the Barbee Mill site.